




Howard County

Department of Planning and Zoning

Subject: Melissa A. Leffler
Board of Appeals Case No. BA 14-019V

To: Michele LeFaivre
Hearing Examiner

From: Cindy Hamilton, Chief 
Division of Public Service
and Zoning Administration

Date: July 7, 2014

This is a petition for a variance from Section 127.1.F.2.c. of the Zoning Regulations to reduce the 50 foot structure and use setback to 34 feet for a deck and screen room. The subject property is located on the south side of Anderson Hill Street approximately 118 feet east of Walking Janelle Way. This property is identified as Tax Map 16, Grid 4, Parcel 249, Lot 77, and the address is 2359 Anderson Hill Street (the "Property"). The Property is located in a PSC zoning district, and it is 6,510 square feet in area.

All adjacent properties to the west, north, and east are also zoned PSC and are all residential lots within the same age-restricted adult housing development. The property to the south, beyond a narrow strip of open space, is Parcel 302 which is zoned RC-DEO and is part of the Howard County land fill facility. An aerial photograph of the vicinity is attached. The photograph is in landscape orientation and the view is from the south looking to the north, with the Property centered.

At the time of the original recording of the plat for the age-restricted adult housing development, a 50 foot setback from Parcel 302 was established. This appears to have been an error because Parcel 302 is not a residential lot, it is a government use, so the setback should have been the 30 foot setback in Section 127.1.F.2.d. I am transmitting copies of the responses to the request for comments from the reviewing agencies. Responses are attached from the following agencies:

1. Bureau of Environmental Health
2. Department of Inspections, Licenses and Permits
3. Department of Recreation & Parks
4. Department of Fire and Rescue Services

CH/jrl

Attachments

cc: Petitioner



JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: June 2, 2014

Hearing Examiner 7/14/14

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 14-019V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Melissa A. Leffler

Petitioner's Address: _____

Address of Property: _____

Return Comments by June 23, 2014 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

To: _____ MD Department of Education – Office of Child Care
_____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ ✓ Bureau of Environmental Health
_____ Development Engineering Division
_____ Department of Inspections, Licenses and Permits
_____ Department of Recreation and Parks
_____ Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted
Adult Housing)
_____ Housing and Community Development
_____ Economic Development
_____ Route 1 Cases – DCCP – Dace Blaumanis
_____ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS:

No objections

H. Oswald

SIGNATURE

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: June 2, 2014

Hearing Examiner 7/14/14

Planning Board _____ Board of Appeals _____

Zoning Board _____

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JUN 02 2014

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PLAN REVIEW DIVISION

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_____ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS:

No Comment

Jim Adger

6.3.14

SIGNATURE

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: June 2, 2014

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COMMENTS:

NO COMMENTS.

Paul Wally
SIGNATURE

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: June 2, 2014

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JUN 16 2014

COMMENTS:

NO OBJECTIONS TO THE PROPOSAL

